

OFFICIAL RECORDS OF

# Unofficial Document

Recording requested by:

When recorded mail to:

Quality Loan Service Corp.  
2141 5th Avenue  
San Diego, CA 92101

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Space above this line for recorders use

TS # AZ-09-241462-TC

Order # 090070098-AZ-GTI

Loan # 1010361309

Investor No. Investor No.  
486795349

## Notice of Trustee's Sale

The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/31/2007 and recorded 8/1/2007 as Instrument 20070874064, Book xxx, Page xxx, in the office of the County Recorder of **MARICOPA County, Arizona**. ; and at public auction to the highest bidder:

Sale Date and Time: **5/4/2009 at 12:00:00 PM**

Sale Location: IN THE COURTYARD BY THE MAIN ENTRANCE OF SUPERIOR COURT BUILDING, 201 WEST JEFFERSON, PHOENIX, ARIZONA

Legal Description: LOT 136, OF SUN GROVES, PARCEL 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF **MARICOPA COUNTY, ARIZONA**, RECORDED IN BOOK 725 OF MAPS, PAGE 48 AND AFFIDAVIT OF CORRECTION RECORDED AS 2005-0793149 OF OFFICIAL RECORDS.

Purported Street Address: 4095 E BELLERIVE DR, CHANDLER, AZ 85249

Tax Parcel Number: 313-08-549-8

Original Principal Balance: \$283,657.00

Name and Address of Current Beneficiary: Indymac Federal Bank F.S.B.  
C/O Indymac Federal Bank FSB  
6900 Beatrice Drive  
Kalamazoo, MI 49009

Name and Address of Original Trustor: CHERYL J. RANSOM, A MARRIED WOMAN AS HER  
SOLE AND SEPARATE PROPERTY

2798 W WILLIAMS LANE, QUEEN CREEK, AZ 85242

Name and Address of Trustee/Agent:

QUALITY LOAN SERVICE CORPORATION  
 C/O Quality Loan Service Corp.  
 2141 5th Avenue  
 San Diego, CA 92101  
 Phone: 619-645-7711  
 Sales Line: 714-730-2727  
 Login to: [www.fidelityasap.com](http://www.fidelityasap.com)  
 AZ-09-241462-TC

The successor trustee qualifies to act as a trustee under A.R.S. §33-803A (1) in its capacity as a licensed Arizona escrow agent.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

Dated: 1/30/2009

QUALITY LOAN SERVICE CORPORATION

By: Jim Montes, Assistant Vice President

Unofficial Document

State of California )

) ss

County of San Diego )

On 2/2/2009 before me, **A. Adams**, a notary public, personally appeared **Jim Montes**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

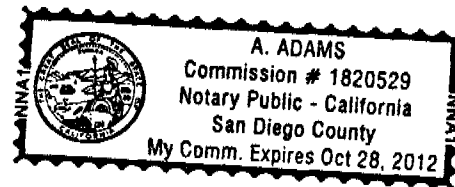
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

A. Adams  
**A. Adams**

(Seal)



If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only.

**THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED  
 WILL BE USED FOR THAT PURPOSE.**

As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.